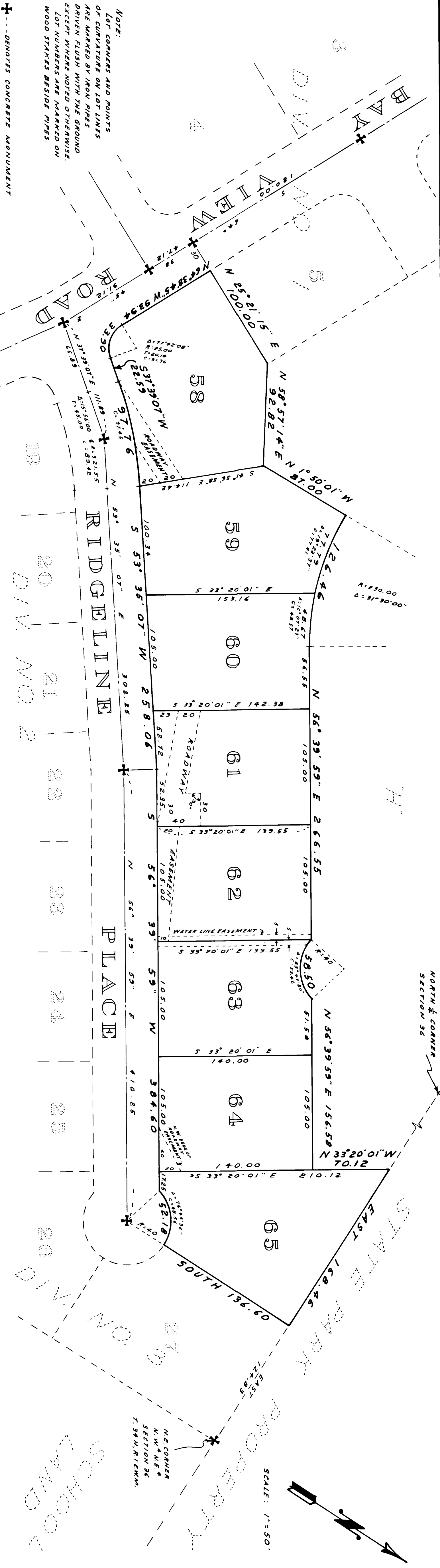


399806B

27



# PLAT OF CORNET BAY HEIGHTS DIV. NO. 4

A REPLAT OF A PORTION OF TRACT "H", PLAT OF CORNET BAY HEIGHTS, DIV. NO. 3  
IN SECTION 36, T. 34 N., R. 1 E., W. 1 N., WHIDBEY ISLAND, ISLAND COUNTY, WASHINGTON

## SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, hereby certify that the Plat of Cornet Bay Heights, Div. No. 4, is based upon an actual survey, that the distances and courses are shown, the corner corners, that monuments have been set, that lots have been shown on the ground, as shown and that the provisions of statute and ordinance have been observed.

*H. L. Morgan*  
H. L. MORGAN  
Registered Civil Engineer and Surveyor

## TREASURER'S CERTIFICATE

I, HARRY A. LANG, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1965.

*Harry A. Lang*  
HARRY A. LANG  
Treasurer

## CERTIFICATE OF TITLE

Recorded April 12, 1965, File No. 171222,  
Volume 30, Page 123, Island County, Washington.

## RECORDING CERTIFICATE

Filed for record at the request of Thomas A. Robinson on April 12, 1965, at 1:15 minutes past noon, and recorded in Volume 8 of Plats, Page 27,  
Records of Island County, Washington

*Thomas A. Robinson*  
THOMAS A. ROBINSON  
Owner

## ENGINEER'S APPROVAL

Approved this 12th day of April, 1965.  
*James Chapman*  
County Engineer

## COMMISSIONERS' APPROVAL

Approved by the Board of County Commissioners  
this 12th day of April, A.D., 1965.

*John R. Vandenberg*  
John R. Vandenberg  
County Commissioner  
*J. C. Good*  
J. C. Good  
County Commissioner

## DESCRIPTION

The Plat of Cornet Bay Heights, Division No. 4, embraces the following described portion of Tract H, Plat of Cornet Bay Heights, Division No. 3, as recorded in Volume 704 Plats, Page 64:  
Beginning at the southwestmost corner of Lot 5, Plat of Cornet Bay Heights, Division No. 1, as recorded in Volume 6 of Plats, Page 87, thence North 25° 21' 15" East 100.00 feet along the south-east line of said Lot 5, thence North 58° 57' 14" East 92.82 feet, thence North 1° 50' 01" West 87.00 feet to a point on a curve to the left with a radius of 230.00 feet and an initial course of North 88° 09' 59" East, thence East 31° 30' 00" 126.46 feet along said curve through an arc of 31° 30' 00" 126.46 feet with a radius of 40 feet and an initial course of South 81° 55' 26" East, thence East 58.50 feet along said curve through an arc of 83° 47' 20" 126.46 feet with a radius of 40 feet and an initial course of North 56° 39' 59" East 156.58 feet, thence North 33° 20' 01" East 10.12 feet to the north line of said Tract H, thence East along said north line 184.46 feet to the northwest corner of Lot 27, said Plat of Cornet Bay Heights, Division No. 3;

THENCE SOUTH 136.60 FEET ALONG THE WEST LINE OF SAID LOT 27 TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET AND AN INITIAL COURSE OF WEST, THENCE WESTERLY 52.18 FEET ALONG SAID CURVE THROUGH AN ARC OF 74° 44' 36", THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF RIDGE LINE PLACE AS FOLLOWS: SOUTH 56° 39' 59" WEST 384.60 FEET; THENCE SOUTH 53° 35' 07" WEST 258.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 351.55 FEET; THENCE SOUTHWESTERLY 97.76 FEET ALONG SAID CURVE THROUGH AN ARC OF 15° 56' 00", THENCE SOUTH 37° 39' 07" WEST 28.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 85.00 FEET; THENCE, LEAVING RIDGE LINE PLACE, WESTERLY 33.90 FEET ALONG SAID CURVE THROUGH AN ARC OF 77° 42' 08", THENCE NORTH 64° 38' 45" WEST 93.94 FEET TO THE POINT OF BEGINNING.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, THOMAS A. ROBINSON, A SINGLEMAN, OWNER IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY CUTS, FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS SHOWN HEREON, ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WRITTEN, MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADDED.

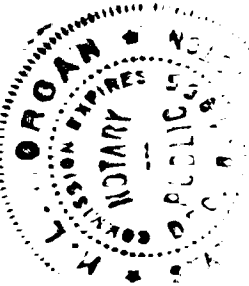
## RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:  
NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, RESOLD OR OTHERWISE CHANGED OR TRANSFERRED HEREBY TO ANY PERSON OR PERSONS OR ANY PORTION OF THIS PLAT BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60' FEET WIDE, WITH AT ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT, LOT OR LOTS WHERE WRITTEN, NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED

## ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.  
COUNTY OF ISLAND }  
THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF MARCH, A.D., 1965, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED THOMAS A. ROBINSON, A SINGLEMAN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES MENTIONED HEREIN. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*H. L. Morgan*  
H. L. MORGAN  
Notary Public in and for the State of Washington  
RESIDING AT OAK HARBOR



CORNET BAY HEIGHTS DIV. NO. 4  
WHIDBEY ISLAND, WASH.  
SEC. 36 TWP. 24 N. R. 1 E. W. 1 N.